



## 82 Hawthorne Avenue, Uplands, Swansea, SA2 0LY

**£255,000**

Located at the heart of Uplands, we offer for sale this lovely terrace home.

The Accommodation comprises of a porch, hallway, lounge, sitting room, open plan kitchen/dining room on the ground floor. On the first floor you will find three double bedrooms and a bathroom.

The many benefits include Upvc double glazing throughout, gas central heating, traditional features and a rear garden. Offering easy access to local amenities at both Uplands and Sketty, Singleton hospital, Park, Swansea Uni, City Centre, Brynmill Park and the sea front. Viewing is highly recommended. EPC Rating - D.

## The Accommodation Comprises

### Ground Floor

#### Porch

Entered via double glazed door to front.

#### Hall

Staircase to first floor, radiator.

#### Lounge 11'10" x 14'4" (3.60m x 4.38m)



Double glazed bay window to front, wooden flooring, dado rail, picture rail, radiator.

#### Sitting Room 11'10" x 11'11" (3.61m x 3.64m)



Double glazed window to rear, radiator, wooden flooring, dado rail, picture rail.

#### Kitchen/Dining Room 24'8" x 10'1" (7.53m x 3.08m)

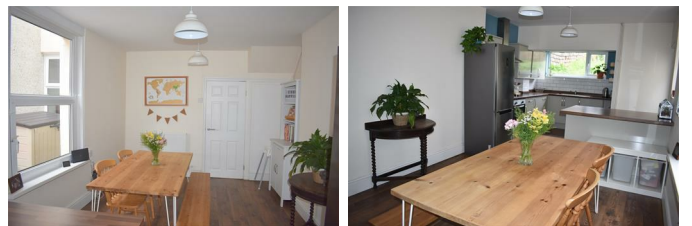


Fitted with a matching range of wall and base units with worktop space over, stainless steel sink with tiled splashbacks, plumbing for washing machine, slimline dishwasher, space for fridge/freezer, built-in electric oven, built-in four ring ceramic hob with extractor hood over, double glazed window to rear and two double glazed windows to side, two radiators, laminate flooring, double glazed door to side.

#### Another Aspect Of the Kitchen/Dining Room



#### Another Aspect Of the Kitchen/Dining Room



### First Floor

#### Landing

Access to loft.

### Bedroom 1 12'0" x 18'0" (3.65m x 5.49m)

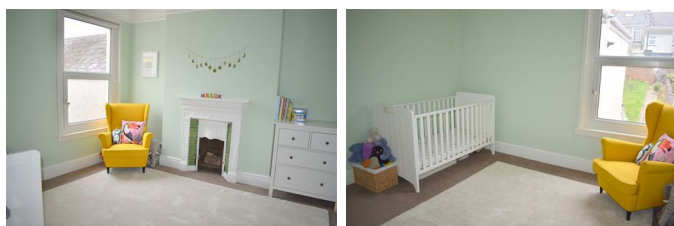


Double glazed bay window to front with panoramic views of sea, feature original fireplace, radiator, dado rail, picture rail.

### Sea Views From Bedroom One



### Bedroom 2 12'3" x 11'5" (3.73m x 3.48m)



Double glazed window to rear, original fireplace, radiator, picture rail.

### Bedroom 3 10'4" x 11'1" (3.15m x 3.38m)



Double glazed window to rear, original fireplace, radiator.

### Bathroom



Three piece suite comprising bath with shower over, wash hand basin and WC. Tiled splashbacks, frosted double glazed window to side, storage cupboard, wall mounted boiler, heated towel rail, laminate flooring.

### External



There are steps leading to the property with a small forecourt garden.

There is an enclosed rear garden with steps leading to a lawned garden.

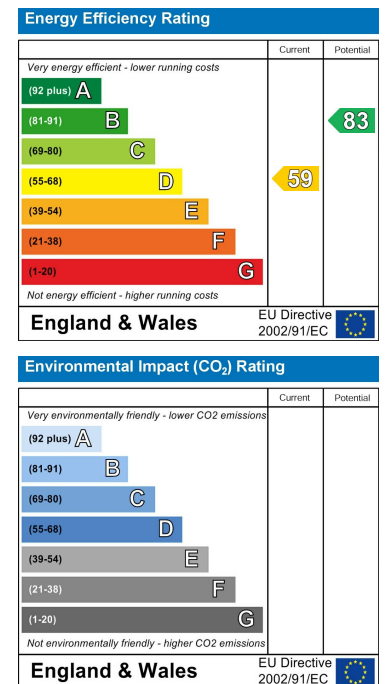
# Floor Plan



# Area Map



# Energy Efficiency Graph



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